

*A three bedroom semi-detached house situated in a convenient location within the parish of Melton, on the edge of Woodbridge.*

Guide Price  
£330,000 Freehold  
Ref: P7644/C

7 Beadon Way  
Melton  
Suffolk  
IP12 1NB



Hallway, sitting room, kitchen/dining room, utility area and cloakroom.

Three first floor bedrooms, en-suite shower room and bathroom.

Off-road parking, garage and rear garden.

Contact Us



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## Location

7 Beadon Way forms is set along Woods Lane, on the outskirts of the village of Melton and town of Woodbridge. Melton has a small newsagent/convenience store, a petrol station with general store, fish and chip shop, primary school, a public house and a large recreation ground with tennis courts, football pitch and children's play area. Woodbridge offers a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, a leisure centre and marina. Both Melton and Woodbridge benefit from rail links to Ipswich and regular rail services to London's Liverpool Street Station.

## Description

It is understood that the property dates from 2018 and is of block construction with brick elevations under a tiled roof. The property benefits from a gas-fired central heating system and has UPVC double glazed windows and doors throughout. The property has the remainder of its 10 year warranty.

A front door provides access to a hallway where stairs rise to the first floor landing. Off this is a sitting room with window to the front of the property and an understairs cupboard. A doorway opens to the kitchen/dining room. This is fitted with stylish high and low-level wall units with an integrated electric oven and work surface with a four ring halogen hob with extractor fan above. In addition is a one and a half bowl sink. French doors, flanked on both sides by windows, lead out to the garden. An opening leads to a utility area where there are high and low-level wall units and space and plumbing for a washing machine. Off this is a cloakroom with WC and handwash basin. From the first floor landing there is access to the three bedrooms and bathroom. The principal bedroom has a window to the rear of the property, built-in wardrobes with mirror fronted sliding doors and a door into the en-suite shower room which comprises WC, handwash basin and shower. Bedroom two can be used as a double with window to the front of the property. The third bedroom is a single and has a window to the front and a built-in storage cupboard. The bathroom has a bath, WC and handwash basin along with a window.

## The Outside

To the front of the property is an area of garden enclosed by Portuguese Laurel. To one side is a brick paved parking space which leads to the garage. This has an up and over door to the front and measures 19'7 x 10'3. It also has a personnel door to the rear which opens to the back garden. This measures approximately 30' x 26' and has a sandstone patio abutting the kitchen/dining room. In addition is an area of lawn. The rear garden is fully enclosed by fencing. There is a power point and outside tap.









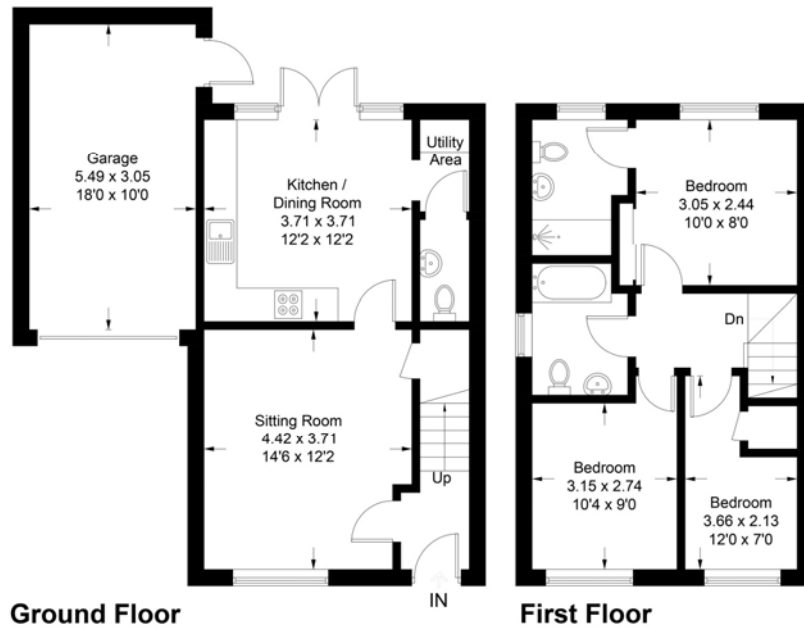






## 7 Beadon Way, Melton

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft  
Garage = 17.2 sq m / 185 sq ft  
Total = 97.6 sq m / 1050 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = B (Copy available from the agents upon request).

**Council Tax** Band C; £1,955.30 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

**Service Charge** The current annual service charge for the site is £204.93. This covers communal ground maintenance.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

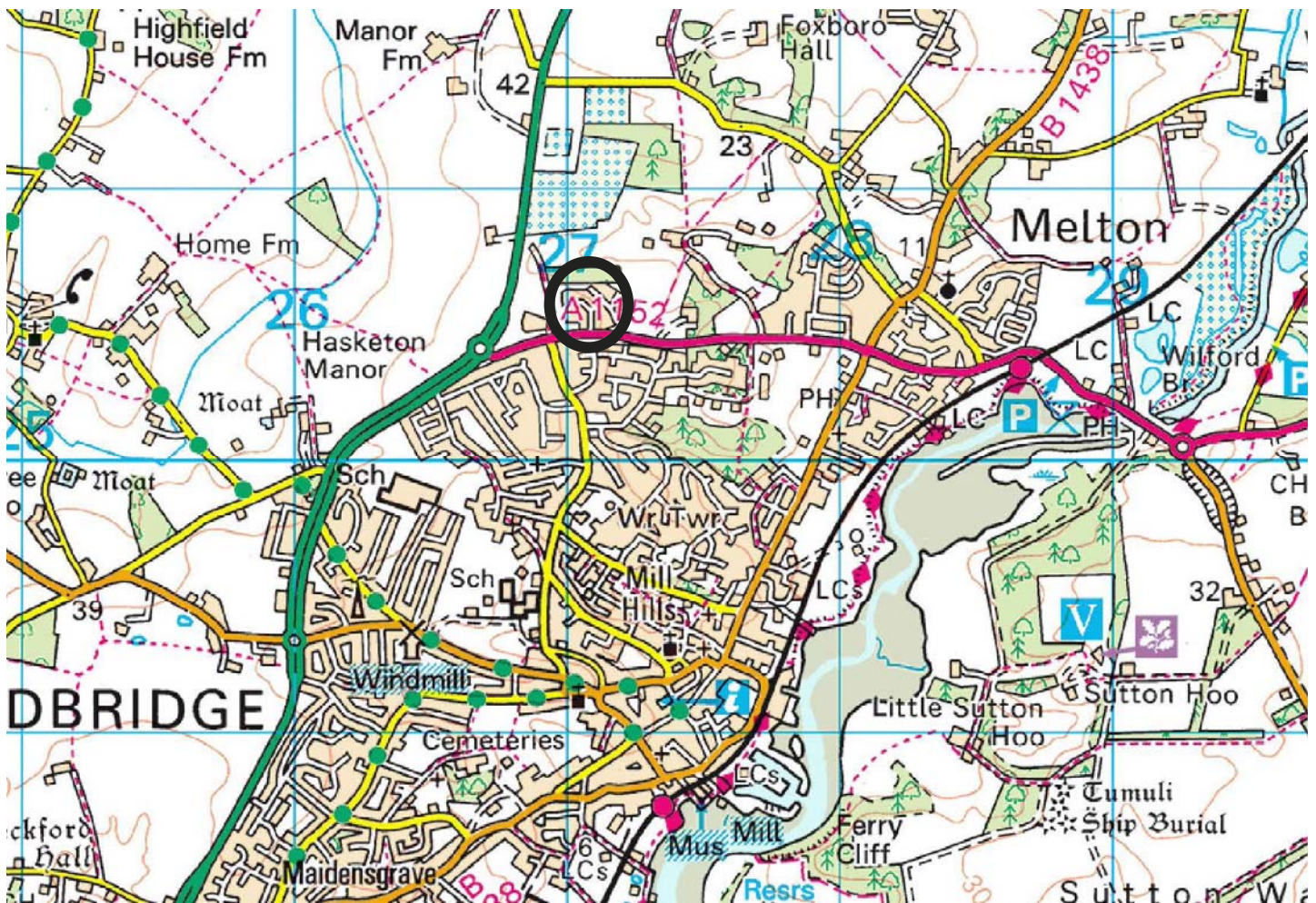
**June 2025**



## Directions

Heading north on the A12, at the “Dobbies” roundabout, go straight over and at the next roundabout take the second exit as if going towards Melton. Beadon Way is the second turning on the left hand side. Number 7 can be found a short way along on the left hand side.

For those using the What3Words app: [///crowd.stormy.good](http://crowd.stormy.good)



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